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NOTICE OF LIEN FOR UNPAID COMMON CHARGES



Doc#: 0634631125 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2006 03:27 PM Pg: 1 of 3

TO: Recorder of Deeds Cook County, Illinois; GINO PRADO (Unit Owner) ;

And whom else it may concern

Notice is given that Bell Court Townhouse Condominium Association, the undersigned lienor, has and claims a lien for unpaid common charges pursuant to 765ILCS 605/9 and pursuant to Article V, Section 6.07 of the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants and By Laws for Bell Court Townhouse Condominium, as follows:

1. The name of the lienor is the Bell Court Townhouse Condominium Association, acting on behalf of all unit owners of Bell Court Townhouse Condominium pursuant to a Declaration of Condominium, called the "declaration" and recorded on August 15, 1972 as document number 2261393 in the office of the Recorder of Deeds of Cook County Illinois.
2. The name of the owner of the real property described in the legal description attached, against whose interest lienor claims a lien, is Gino Prado, (unit owner) and his, her or their interest is 100% fee simple.
3. The property subject to the lien claimed is that portion of Bell Court Condominium designated as Unit 108 in the declaration on the floor plan of the building recorded contemporaneously with and as a part of the declaration.
4. As provided in the declaration, the owner of the is responsible for a proportionate share of the common expenses of the condominium expenses equal to 7.5% of the total amount of the common expenses. The LEGAL DESCRIPTION of said Unit 108 is attached to this notice and made a part hereof.
5. As provided in the declaration, and in the by laws of the condominium, amounts assessed as common expenses remaining unpaid constitute a lien against the unit with respect to which the assessment was made.
6. As recited in the deed to the unit, accepted by Gino Prado (owner), as grantee, and recorded on January 23, 2006, as document number 0602342167 in the office of the Recorder of Deeds of Cook County, Illinois, the unit is held subject to al the terms and conditions contained in the declaration and bylaws of the condominium, including the condition that the proportionate share of common expenses stated above must be paid by the unit owner.
7. Common charges and late charges, in the total amount of \$ \$8,645.05 are and remain due and owing

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Aggregate Monthly 3/06 through 11/06: \$19,254

7.5% Applicable to Unit 108, all unpaid \$1,444.05

Late charges 450.00

Aggregate Special Garage 8/06 through 11/06: \$86,813

7.5% Applicable to Unit 108, all unpaid 6,511.00

Late charges 240.00

Total due \$8,645.05

The undersigned, acting on behalf of all unit owners of Bell Court Townhouse Condominium, claims a lien on Unit 108 until all amounts for unpaid common charges and accrued interest are paid.

Dated:

Bell Court Townhouse Condominium Attest:

by *Mary J. Boski*

Sue Thoma

Mary Boski, President of the Board of Managers Sue Thoma Secretary

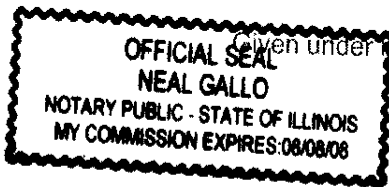
Permanent Real Estate Index No. 11-31-115-044-1008

Address of Real Estate: 6963 N. Bell Ave., Unit # 108, Chicago, IL 60645

STATE OF ILLINOIS, COUNTY OF COOK ss

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, CERTIFY THAT

Mary Boski, President, and Sue Thoma, Secretary, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this day of, 2006 - December 8th,

Neal Gallo
Notary Public

This instrument prepared by Timothy J. Murtaugh, 33 N. LaSalle St, Ste 1400, Chicago, IL 60602

Mail to Timothy J. Murtaugh, 33 N. LaSalle St., Suite 1400, Chicago, IL 60602-2610

LEGAL DESCRIPTION

UNIT 108 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF

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OF REAL ESTATE (HEREINAFTER REFERRED AS PARCEL): LOTS 11, 12 AND 13 IN BLOCK 2 OF KEENEY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF 55.487 ACRES NORTH AND ADJOINING THE SOUTH 45.63 ACRES OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, WHICH LIES WEST OF RIDGE ROAD, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO A CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY DEVON BANK, AS TRUSTEE UNDER A CERTAIN TRUST AGREEMENT DATED AUGUST 15, 1972, AND KNOWN AS TRUST NO. 2327, AND RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT 22261393, TOGETHER WITH AND UNDIVIDED 7.5 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREON AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

PIN: 11-31-115-044-1008

STREET ADDRESS: 6963 N. BELL AVE., UNIT 108, CHICAGO, IL 60645

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